

ANTICIPATED COMPLETION  
3rd QUARTER 2025

**PATRIOT PROFESSIONAL PLAZA**

**FOR SALE OR LEASE**

MOORPARK, CA 93021

**FREE-STANDING  
PROFESSIONAL & MEDICAL  
OFFICE BUILDINGS  
2,873 - 4,965 SF**



**LEE & ASSOCIATES**

**GRANT FULKERSON, SIOR**

Principal  
818.304.4956  
gfulkerson@lee-re.com  
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License ID # 01483890

**MICHAEL TINGUS**

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*A Joint Venture of*



**MARTIN TEITELBAUM  
CONSTRUCTION**

*In collaboration with the Cassar Family*

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID #01191898



Walking distance to numerous retail amenities



Immediate Access to 118 & 23 freeways



No common restrooms, lobbies, & corridors



Energy efficient project meeting current code requirements



Neighbors Include:

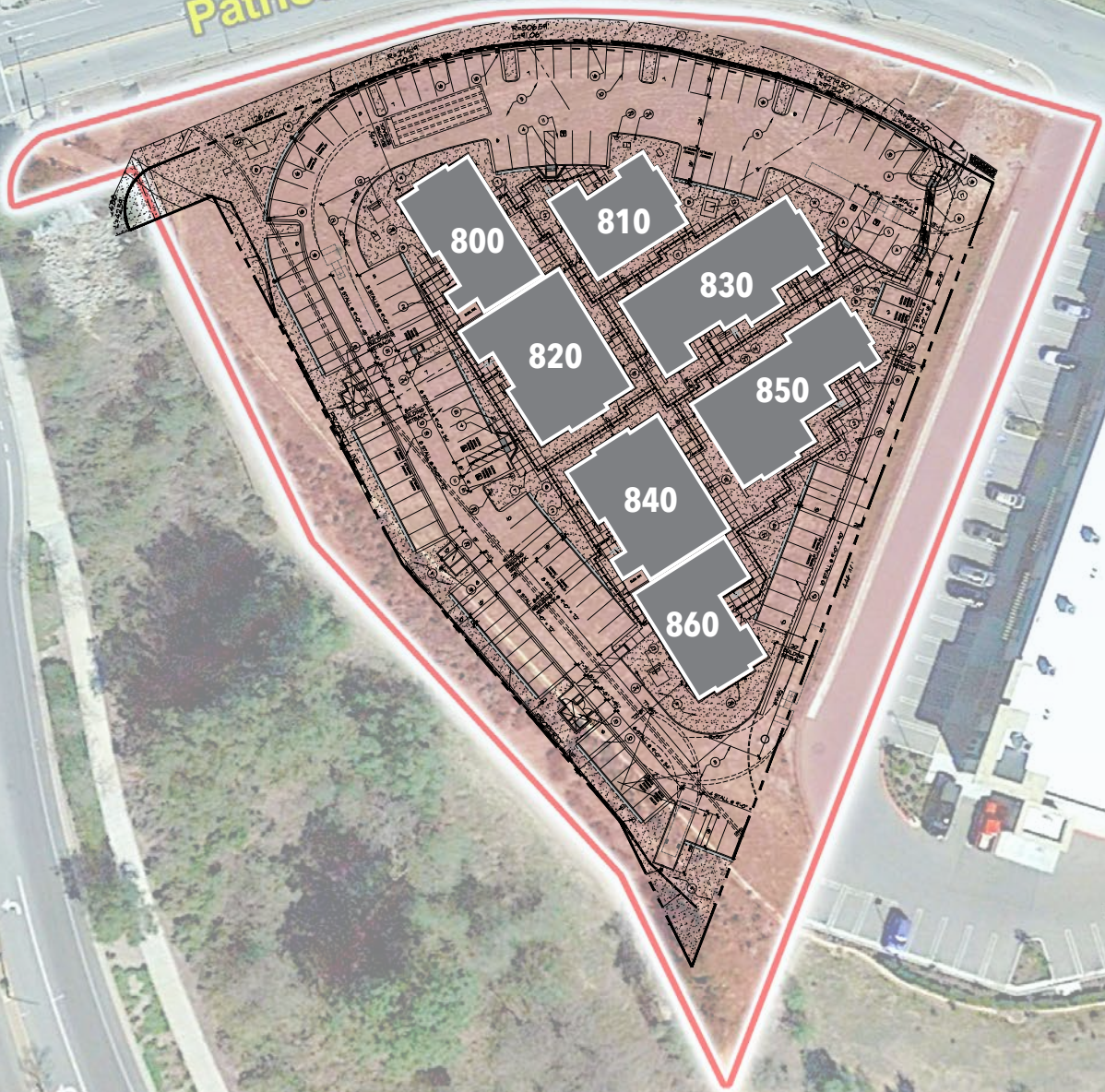
- Los Robles Hospital Imaging Center
- DaVita Dialysis
- Moorpark Comprehensive Medical Center

Address	Size	Sale Price (PSF)	Sale Price (Total)	Lease Rate (PSF NNN)	Leasing Improvement Allowance
800 Patriot Dr.	3,629 SF	\$725.00	\$2,631,025.00	\$2.95	\$75.00 PSF
820 Patriot Dr.	4,668 SF	\$705.00	\$3,290,940.00	\$2.85	\$75.00 PSF
840 Patriot Dr.	4,497 SF	\$705.00	\$3,170,385.00	\$2.85	\$75.00 PSF
860 Patriot Dr.	3,460 SF	\$715.00	\$2,473,900.00	\$2.85	\$75.00 PSF
810 Patriot Dr.	2,873 SF	\$725.00	\$2,082,925.00	\$2.95	\$75.00 PSF
830 Patriot Dr.	4,965 SF	\$715.00	\$3,549,975.00	\$2.85	\$75.00 PSF
850 Patriot Dr.	4,863 SF	\$715.00	\$3,477,045.00	\$2.85	\$75.00 PSF



Patriot Dr

Senior Pkwy



800

810

830

820

850

840

860

# AMENITIES



# PATRIOT PROFESSIONAL PLAZA

## MOORPARK, CALIFORNIA





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**MOORPARK • CALIFORNIA**



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